0198015

INSTRUMENT PREPARED BY:
JAMES M. JOHNSON, ATTORNEY
112 FREY STREET
ASHLAND CITY, TENNESSEE 37015
(615)792-5972

96 JUN 28 PM 3:13

REGISTER
DAVIDSON CO. TENN.

BOOK 10103 PG 88

INSTALLMENT DEED

NAME AND ADDRESS OF NEW OWNER: KENNETH MORRIS
1265 Ella Drive
Ashland City, Tennessee 37015

SEND TAX STATEMENTS TO: same

MAP: 48 PARCEL: 65

FOR AND IN CONSIDERATION of the sum of FIVE THOUSAND DOLLARS ($5,000.00), of which FIVE HUNDRED DOLLARS ($500.00) has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder FOUR THOUSAND FIVE HUNDRED DOLLARS ($4,500.00), KENNETH MORRIS has executed his note of even date herewith in the principal amount of $4,500.00 (plus 10% interest) payable to the order of Sam Swafford and payable in 35 installments, 34 payments being for $150.00 and the last installment of $99.98, the first installment being due July 1, 1996, and the last installment being due on or before May 1, 1999, and providing for payment of attorney's fees, and to secure the payment of said indebtedness, principal, interest, and attorney fees, a lien is expressly retained on the land herein conveyed, I, SAM SWAFFORD have this day bargained and sold, and do hereby transfer and convey unto the said KENNETH MORRIS, the Grantee herein, his successors, heirs and assigns, a certain tract or parcel of real property in the 13th, formerly 23rd Civil District of Davidson County, Tennessee being more described as follows:

BEGINNING at an existing iron pin in the William Swafford, Sr, property located on the westerly side of Drake's Branch Road: Thence North 66 deg 21 min west 228.37 feet to a fence post; thence with existing fence north 9 deg 54 min west 605.77 feet to a fence post; thence south 75 deg 14 min east 197.41 feet to an existing iron pin; thence south 23 deg 33 min east 405.9 feet to an electric pole; thence south 8 deg 50 min east 335.23 feet to an existing iron pin; north 88 deg 07 min west 72.0 feet to a point; thence north 17 min 00 sec west 65.0 feet to the point of beginning, sad tract containing 3.63 acres, more or less.

BEING the same property conveyed to Sam Swafford from Joyce Swafford in Deed Book 5283, Page 332, in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Sam Swafford from Joyce Swafford in Deed Book 5283, Page 332, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, his successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons.

And now, for the purpose of better and more effectually securing the payment of said lien indebtedness; rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said indebtedness and installments thereof, as they mature, as hereinafter provided and for the consideration of one dollar paid in cash, receipt of which is acknowledged, the said Grantee hereinafter referred to as trustors, hereby transfer and convey unto JAMES M. JOHNSON, Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging upon the following uses and trusts:

Trustor further agree to pay all taxes and assessments thereon, general or special, and to pay them when due, and, upon demand of said trustee or the lawful owner and holder of said indebtedness, to pay, discharge, or remove any and all liens which may be hereafter placed against said property and which shall adversely affect the lien of this instrument or enforcement of the terms and provisions hereof; to keep the improvements on said property in good repair and preservation, and in case the trustee

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS OUR HANDS, this the 20 day of June, 1996.

Sam Swafford

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, Sam Swafford with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Ashland City, Tennessee, this the 20 day of June, 1996.

NOTARY PUBLIC

My Commission Expires: 1-12-2000

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

The actual consideration for this transfer or value of the property, (whichever is greater) is $5,000.00.

KENNETH MORRIS

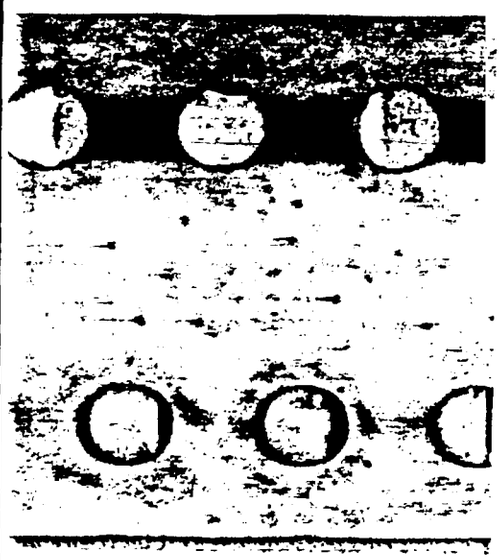
Sworn to and subscribed before me, this the 20 day of June, 1996.

NOTARY PUBLIC

My Commission Expires: 1-12-2000

MAXIMUM PRINCIPLE INDEBTEDNESS FOR TENNESSEE TAX PURPOSES IS $4,500.00.

171 06/23 0101 CHECK 34.38



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

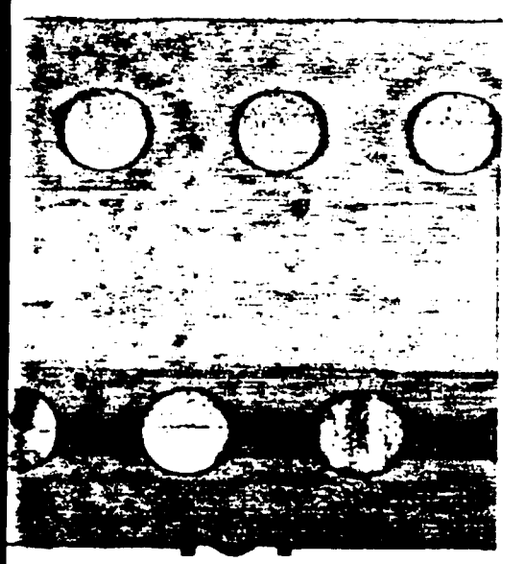
RECEIVED OF _____

FOR _____

BOOK 10103 PG 91

CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 5000.00	
			MAMT 45.00	
			ERR CO	
			MAMT 45.00-	
			MAMT 4500.00	
			CON TX 18.50	
			MOR TX 2.88	
			~~PRFEE 1.00~~	
			~~MISC 12.00~~	
			TOTAL 34.38	
			CHECK 34.38	



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0198015
IDENTIF. # REFERENCE

96 JUN 28 PM 3:13
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

06/28/96 01 15:20 0001 9171

No. 1056919